116.0	0006	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,600 /	645,600
					USE VALUE:	645,600 /	645,600
					ASSESSED:	645,600 /	645,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
230		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALEMME CHARLES S-NANCY E	
Owner 2:		
Owner 3:		
Street 1:	230 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,708 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1931, having primarily Vinyl Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4708.000	252,700		392,900	645,600
Total Card	0.108	252,700		392,900	645,600
Total Parcel	0.108	252,700		392,900	645,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.80 | /Parcel: 442.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 74813
GIS Ref:
GIS Ref:
Insp Date: 09/10/18

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,800	0	4,708.	392,900	645,700	645,700	Year End Roll	12/18/2019
2019	101	FV	207,000	0	4,708.	398,500	605,500	605,500	Year End Roll	1/3/2019
2018	101	FV	228,600	0	4,708.	297,500	526,100	526,100	Year End Roll	12/20/2017
2017	101	FV	228,600	0	4,708.	269,400	498,000	498,000	Year End Roll	1/3/2017
2016	101	FV	228,600	0	4,708.	258,200	486,800	486,800	Year End	1/4/2016
2015	101	FV	215,900	0	4,708.	218,900	434,800	434,800	Year End Roll	12/11/2014
2014	101	FV	215,900	0	4,708.	207,700	423,600	423,600	Year End Roll	12/16/2013
2013	101	FV	215,900	0	4,708.	197,600	413,500	413,500		12/13/2012

!9044!

PRINT

Date	Time
12/10/20	23:33:53

LAST REV

Date	Time
09/27/18	16:43:00
mmcmakin	
9044	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	573-163		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	74813
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
9/4/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	336	PATRIOT
3/9/2000	Inspected	264	PATRIOT
2/9/2000	Measured	263	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4708		Sq. Ft.	Site		0	70.	1.19	5									392,868						392,900	

Total AC/HA: 0.10808 | Total SF/SM: 4708 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,868 | Spl Credit | Total: 392,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	137.540
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310423
Depreciation:	57739
Depreciated Total:	252684

COMMENTS

ATC UNHEATED!.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 1			HB				

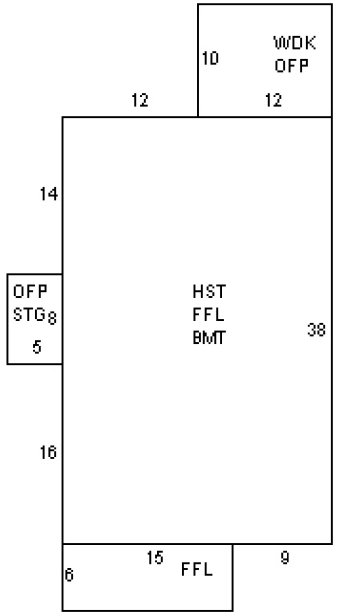
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.54
Special Features:	0	Val/Su Net:	93.94
Final Total:	252700	Val/Su SzAd	173.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,002	137.540	137,815
BMT	Basement	912	41.260	37,631
HST	Half Story	456	137.540	62,718
OFP	Open Porch	160	26.020	4,163
WDK	Deck	120	13.910	1,669
STG	Storage	40	10.670	427

Net Sketched Area:	2,690			Total:	244,423
Size Ad	1458	Gross Are	3146	FinArea	1458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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